



Chicago Title Insurance Company

FILED FOR RECORD AT REQUEST OF

KING COUNTY
NO EXCISE TAX DUE
JUN 27 1991
E1196524

RECEIVED THIS DAY
THIS SPACE PROVIDED FOR RECORDER'S USE

JUN 27 11 45 AM '91

BY THE DIVISION OF
RECORDS & SURVEY
KING COUNTY

WHEN RECORDED RETURN TO

Name: David B. Sweeney
Foster Pepper & Shefelman
Address: 1111 Third Avenue
Suite 3400
City, State, Zip: Seattle, WA 98101

91/06/27 #0698 B
RECD F 5.00
REC FEE 2.00
CASHSL ***7.00

Quit Claim Deed

THE GRANTOR Katherine M. Desimone, individually and as Trustee under the Last Will and Testament of Richard L. Desimone, deceased, Joseph R. Desimone, and Richard L. Desimone, Jr., as a contribution of assets to a partnership, and for no consideration, conveys and quit claims to Richard Desimone & Co., a general partnership

the following described real estate, situated in the County of King State of Washington, together with all after acquired title of the grantor(s) therein:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows: Commencing at a point on the North line of West Idaho Street 608 feet W of the W line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence North at right angles to the North line of West Idaho Street 205.5 feet; thence West at right angles 160 feet; thence South at right angles 205.5 feet to the North line of West Idaho Street; thence East along the North line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street. SUBJECT to any mortgages, leases, easements and restrictions of record.

Dated May 30, 19 91

Katherine M. Desimone
Katherine M. Desimone, individually and as Trustee

Richard L. Desimone, Jr.

By (President)

Joseph R. Desimone

By (Secretary)

STATE OF WASHINGTON } ss.
COUNTY OF King }

On this day personally appeared before me Katherine M. Desimone, Richard L. Desimone, Jr. & Joseph R. Desimone to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed.

for the uses and purposes therein mentioned.

DAVID B. SWEENEY
NOTARY PUBLIC
STATE OF WASHINGTON

19 91
F9237 R 0106
LPB-12

STATE OF WASHINGTON } ss.
COUNTY OF }

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that

authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at

USEPA SF



1345706

QUIT-CLAIM DEED
(Statutory Form)

6202030060

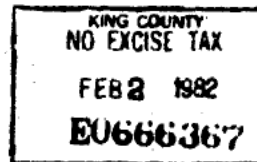
510957-2

THE GRANTOR, Jane H. Desimone
of (b) (6) City of Federal Way
County of King, Washington, for and in consideration of
love and affection and other consideration
convey and quit-claim to Richard L. Desimone, Jr.
of 3306 S.W. 32nd
in the City of Federal Way County of King State of Washington
all interest in the following described Real Estate:

That certain parcel of land situated in Section 18, Township 24 North,
Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at a point on the North line of West Idaho Street 608 feet
West of the West line of East Marginal Way, as established by deed
recorded under Recording No. 4322417, which point is the true point
of beginning of the land to be described;
thence North at right angles to the North line of West Idaho Street
205.5 feet;
thence West at right angles 160 feet;
thence South at right angles 205.5 feet to the North line of West Idaho
Street;
thence East along the North line of West Idaho Street 160 feet to the
true point of beginning;

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY
10635 N. E. 8th STREET
BELLEVUE, WASHINGTON 98008



situated in the County of King State of Washington.
Dated this 12th day of November 19 81

Jane H. Desimone
Grantor(s)

STATE OF WASHINGTON.

County of King ss. (Individual Acknowledgment)

I, Katherine Miller, Notary Public in and for the State of Washington,
do hereby certify that on this 12 day of November 19 81, personally
appeared before me Jane H. Desimone
to me known to be the individual described in and who executed the within instrument and
acknowledged that she signed the same as her free and voluntary act
and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12 day of November
19 81

Katherine D. Miller
Notary Public in and for the State of Washington, residing at Tacoma in said County.

ASSIGNMENT OF LEASE

710120744

The Assignor, KATHERINE M. DESIMONE, of Seattle, Washington, as Personal Representative (Executrix), of the Estate of Richard L. Desimone, (b) (6) pursuant to an Order for Partial Distribution, made and entered on December 30, 1976, by the Superior Court of King County, Washington, in the Estate of Richard L. Desimone, (b) (6), being Probate Cause No. 224253, for valuable consideration, including but not limited to the Grantee's community property interest in the real property described herein does by these presents grant, bargain, sell, convey and confirm an undivided 36.35/100th (36.35%) interest in that certain lease having been executed in July 1961, and recorded in the office of the Auditor of King County, Washington, as Auditor's File No. 5348202 and covering the premises described in said lease, together with the appurtenances.

That said lease was thereafter amended by Agreement of Amendment to Lease, as recorded in the office of the King County Auditor on October 30, 1961, as Auditor's File No. 5348204 and said lease was thereafter assigned by the lessors to New England Life Insurance Company, which assignment is recorded in the office of the Auditor of King County, Washington, as Auditor's File No. 5348203, and the lessee's interest thereafter having been assigned to Automatic Sprinkler Corporation of America, now an Ohio corporation, by instrument recorded in the office of the King County Auditor as File No. 5730765.

That the real property to which the lease and this assignment thereof pertain is situate in King County, Washington, and is legally described as follows:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M. in King County, Washington, described as follows:

1% EXCISE TAX NOT REQUIRED

King Co. Records Division
By J. Tomhoff, Deputy Auditor
Commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be

described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4328 of Mortgages, Page 364, records of King County, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

IN WITNESS WHEREOF, Katherine M. Desimone, as Personal Representative (Executrix) of the Estate of Richard L. Desimone, Deceased, has caused this instrument to be executed this 31st day of December, 1976.

Katherine M. Desimone
Katherine M. Desimone
Personal Representative (Executrix)
of the Estate of Richard L. Desimone,
Deceased

STATE OF WASHINGTON)
COUNTY OF KING) ss.

KATHERINE M. DESIMONE, being first duly sworn, on oath deposes and says:

That she is the Personal Representative (Executrix) in the foregoing Assignment of Lease; that she has read the same, knows the contents thereof and believes the same to be true.

Katherine M. Desimone
Katherine M. Desimone

SUBSCRIBED AND SWORN to before me this 31st day of December, 1976.

John Patrick Hand
NOTARY PUBLIC in and for the State
of Washington, residing at Pelham



FILED for Record at Request of
(b) (6)

Address

FEDERAL TAX WA 90003

UNRECORDED

7703290870

3.00

- A RF

MAR-29-77 00236 7703290870

ASSIGNMENT OF LEASE - CORRECTION

MAR 29 1 12 PM '77

RECORDED KC RECORDS

There is hereby added to that certain Assignment of Lease executed on the 31st day of December, 1976, by Katherine M. Desimone, as personal representative (Executrix) of the Estate of Richard L. Desimone, Deceased, the following words after the word "confirm" in the tenth line of that Assignment of Lease which words were inadvertently omitted from that Assignment of Lease:

"to Katherine M. Desimone".

IN WITNESS WHEREOF, Katherine M. Desimone, as personal representative (Executrix) of the Estate of Richard L. Desimone, Deceased, has caused this instrument to be executed this 9th day of March, 1977.

Katherine M. Desimone, Personal Representative (Executrix) of the Estate of Richard L. Desimone, Deceased

STATE OF WASHINGTON) ss. COUNTY OF KING

KATHERINE M. DESIMONE, being first duly sworn, on oath deposes and says:

That she is the personal representative (Executrix) in the foregoing Assignment of Lease; that she has read the same, knows the contents thereof and believes the same to be true.



SUBSCRIBED AND SWORN to before me this 9th day of

Notary Public in and for the State of Washington, residing at Bellevue.

ATTACHMENT

The attached Assignment of Lease - Correction document, relates to that certain document filed under King County Records and Election Office, filing No. 7701250744 and relates to the following described property:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M. in King County, Washington, described as follows:

Commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4328 of Mortgages, page 364, records of King County, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

7703240810



of Washington, residing at Bellevue,
 County of King in and for the State

[Handwritten signature]

subscribed and sworn to before me this 28th day of

KATHERINE M. DESIMONE

[Handwritten signature]

filed
 same, known the contents thereof and believed the same to be
 in the proper and assignment of power; that she has read the
 same and is the personal representative (executrix)
 of the deceased and says:

KATHERINE M. DESIMONE, being first duly sworn, on
 County of King) ss.
 State of Washington)

deceased
 of the Estate of Richard T. Desimone,
 personal representative (executrix)
 KATHERINE M. DESIMONE

[Handwritten signature]

executed this 28th day of March, 1937.

T. Desimone, deceased, has caused this instrument to be
 personal representative (executrix) of the Estate of Richard

IN WITNESS WHEREOF, Katherine M. Desimone, as
 "to Katherine M. Desimone."

from that assignment of power:

assignment of power which words were inadvertently omitted
 words after the word "confer", in the tenth line of that
 of the Estate of Richard T. Desimone, deceased, the following
 Katherine M. Desimone, as personal representative (executrix)
 of power executed on the 28th day of December, 1936, by

there is hereby added to that certain assignment

FILED for Record at Request of

Name Beaudry, Herman et al
 Address 600 Seattle Trust Bldg.
Bellevue, WA 98004

103520610

7703293870

ASSIGNMENT OF LEASE

1704250743

The Assignor, KATHERINE M. DESIMONE, of Seattle, Washington, for love and affection, does by these presents herein assign to JOSEPH R. DESIMONE and RICHARD L. DESIMONE, JR., each as to an undivided one-half (1/2) interest, a 36.35% interest in that certain lease having been executed in July, 1961, and recorded in the office of the Auditor of King County, Washington, under Auditor's File No. 5348202 and is a mortgage covering the premises described in said lease, together with the appurtenances.

Lease disclosed by instrument 5348202

Collateral assignment

That said lease was thereafter amended by Agreement of Amendment to Lease, as recorded in the office of the King County Auditor on October 30, 1961, as Auditor's File No. 5348204, and said lease was thereafter assigned by the lessors to New England Life Insurance Company, which assignment is recorded in the office of the Auditor of King County, Washington, as Auditor's File No. 5348203, and the lessee's interest thereafter having been assigned to Automatic Sprinkler Corporation of America, now an Ohio corporation, by instrument recorded in the office of the King County Auditor as File No. 5730765. ✓

That the real property to which the lease and this assignment thereof pertain is situate in King County, Washington and is legally described as follows:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

1% EXCISE TAX NOT REQUIRED

King Co. Records Division
By J. Tordoff, Deputy Auditor, commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be

7701230743

described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4328 of Mortgages, Page 364, records of King County, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

IN WITNESS WHEREOF, KATHERINE M. DESIMONE has caused this instrument to be executed this 31st day of December, 1976.

Katherine M. Desimone
KATHERINE M. DESIMONE

STATE OF WASHINGTON)
COUNTY OF KING) SS

On this 31st day of December, 1976, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KATHERINE M. DESIMONE to me known to be the individual which executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.



James Patrick Jones
NOTARY PUBLIC in and for the State
of Washington, residing at Bella

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W-25-71 100296 7701250743 LST E RF

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July 15

RECORDED



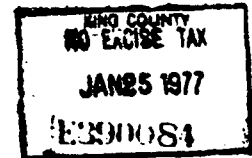
FILED for Record at Request of

(b) (6)

Name

Address

FEDERAL WA, WA 98003



PERSONAL REPRESENTATIVE'S DEED

7701250740

The Grantor, KATHERINE M. DESIMONE, of Seattle, Washington, as Personal Representative (Executrix), of the Estate of Richard L. Desimone, Deceased, pursuant to an Order for Partial Distribution, made and entered on December 30, 1976, by the Superior Court of King County, Washington, in the Estate of Richard L. Desimone, Deceased, being Probate Cause No. 224253, for valuable consideration, including but not limited to the Grantee's community property interest in the real property described herein does by these presents grant, bargain, sell, convey and confirm an undivided 36.35 / 100 th (36.35%) interest in the hereinafter described real property, together with the appurtenances, to have and to hold the same unto KATHERINE M. DESIMONE, together with all the right, title, estate and interest held or owned in said premises to the extent of a 36.35 / 100 th interest:

That said premises are legally described as follows:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4323 of Mortgages, Page 364, records of King County, Washington, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

IN WITNESS WHEREOF, the Personal Representative
(Executrix) has caused this instrument to be executed this
31st day of December, 1976.

7701250740

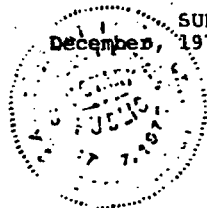
Katherine M. Desimone
KATHERINE M. DESIMONE
Personal Representative
(Executrix)

STATE OF WASHINGTON)
COUNTY OF KING) SS

KATHERINE M. DESIMONE, being first duly sworn, on oath
deposes and says:

That she is the Personal Representative (Executrix) in
the foregoing Personal Representative's Deed; that she has read
the same, knows the contents thereof and believes the same to be
true.

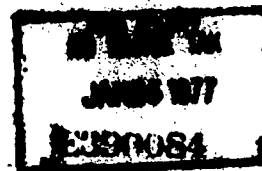
Katherine M. Desimone
KATHERINE M. DESIMONE



SUBSCRIBED AND SWORN TO before me this 31st day of
December, 1976.

Samuel P. Gamm
NOTARY PUBLIC in and for the State
of Washington, residing at Bellevue

PERSONAL REPRESENTATIVE'S DEED



7701230740

The Grantor, KATHERINE M. DESIMONE, of Seattle, Washington, as Personal Representative (Executrix), of the Estate of Richard L. Desimone, Deceased, pursuant to an Order for Partial Distribution, made and entered on December 30, 1976, by the Superior Court of King County, Washington, in the Estate of Richard L. Desimone, Deceased, being Probate Cause No. 224253, for valuable consideration, including but not limited to the Grantee's community property interest in the real property described herein does by these presents grant, bargain, sell, convey and confirm an undivided 36.35 / 100 th (36.35%) interest in the hereinafter described real property, together with the appurtenances, to have and to hold the same unto KATHERINE M. DESIMONE, together with all the right, title, estate and interest held or owned in said premises to the extent of a 36.35 / 100 th interest:

That said premises are legally described as follows:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4328 of Mortgages, Page 364, records of King County, Washington, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

IN WITNESS WHEREOF, the Personal Representative
(Executrix) has caused this instrument to be executed this
31st day of December, 1976.

7701230740

Katherine M. Desimone
KATHERINE M. DESIMONE
Personal Representative
(Executrix)

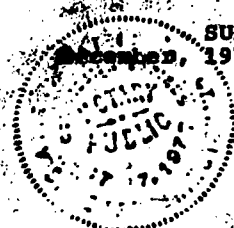
STATE OF WASHINGTON)
COUNTY OF KING) SS

KATHERINE M. DESIMONE, being first duly sworn, on oath
deposes and says:

That she is the Personal Representative (Executrix) in
the foregoing Personal Representative's Deed; that she has read
the same, knows the contents thereof and believes the same to be
true.

Katherine M. Desimone
KATHERINE M. DESIMONE

SUBSCRIBED AND SWORN TO before me this 31st day of
December, 1976.



John Peter Jannet
NOTARY PUBLIC in and for the State
of Washington, residing at Bellevue

310

WFE

100293 7701250740

FILED for Record at Request of

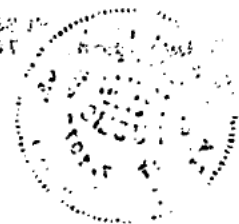
(b) (6)

Adm

FEDERAL WA. WA 98003

JAN 25

RECORDED





Filed for Record at Request of

NAME JOSEPH R. DESIMONE AND RICHARD L. DESIMONE JR

ADDRESS (b) (6)

CITY AND STATE FEDERAL WAY, WA 98003

THIS SPACE RESERVED FOR RECORDER'S USE

Jun 25

RECORDED NO 221

210

THE GRANTOR KATHERINE M. DESIMONE

for and in consideration of love and affection,

conveys and quit claims to JOSEPH R. DESIMONE and RICHARD L. DESIMONE, JR.
each as to an undivided one-half (1/2) interest,
the following described real estate, situated in the County of King.

State of Washington, including any after acquired title: An undivided 36.35% interest in the following described property:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows: Commencing at a point on the North line of West Idaho Street 608 feet W of the W line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence North at right angles to the North line of West Idaho Street 205.5 feet; thence West at right angles 160 feet; thence South at right angles 205.5 feet to the North line of West Idaho Street; thence East along the North line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street. SUBJECT to mortgage-recorded in Volume 4328 of Mortgages, Page 364, records of King County, Washington, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

Deposited December 31, 1976

KATHERINE M. Desimone
KATHERINE M. (Individual) DESIMONE

(Individual)

By _____ (President)

By _____
(Secretary)

STATE OF WASHINGTON
COUNTY OF King

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me _____
KATHERINE M. DESIMONE

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st
 day of December, 1976

Nature Public in and for the State of Washington, residing
in Ballwin

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____,
to me known to be the _____ President
and _____ Secretary, respectively, of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and
year first above written.

Notary Public in and for the State of Washington, residing
at _____

ASSIGNMENT OF LEASE

6455523
The Assignor, SEATTLE-FIRST NATIONAL BANK, of Seattle, Washington, a national bank'ng corporation, as Ancillary Administrator of the estate of (b) (6) or valuable consideration in hand paid, does by these presents hereby assign to the assignees hereinafter named that certain lease made by (b) (6) to Automatic Sprinkler Corporation of America, then a Delaware corporation, said lease having been executed in July, 1961, and recorded in the office of the Auditor of King County, Washington, as Auditor's File No. 5348203 ^{mtg no show} and covering the premises described in said lease, together with the appurtenances.

Lease disclosed
in doc
5332484

That said lease was thereafter amended by Agreement of Amendment to Lease, as recorded in the office of the King County Auditor on October 30, 1961, as Auditor's File No. 5348204, ^{and} and said lease was thereafter assigned by the lessors to New England Life Insurance Company, which assignment is recorded in the office of the Auditor of King County, Washington, as Auditor's File No. 5348203, and the lessee's interest thereafter having been assigned to Automatic Sprinkler Corporation of America, now an Ohio corporation, by instrument recorded in the office of the King County Auditor as File No. 5730765. ^{Assignment de la}

That the assignees hereof are RICHARD DESIMONE and KATHERINE M. DESIMONE, (b) (6) ^{52 M} as to an undivided 8/11ths interest; RICHARD L. DESIMONE, JR., (b) (6) as his separate estate, an undivided 1/11th interest; JOSEPH R. DESIMONE, a (b) (6) un-
divided 1/11th interest; and JAMES A. DESIMONE, an undivided 1/11th interest. all as tenants in common.

That the real property to which the lease and this assignment thereof pertain is situate in King County, Washington, and is legally described as follows:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

643323

Commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4328 of Mortgages, Page 364, records of King County, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.

IN WITNESS WHEREOF, the Ancillary Administrator has caused this instrument to be executed by a proper corporate officer and its corporate seal to be hereunto affixed this 30th day of December, 1968.

SEATTLE-FIRST NATIONAL BANK,
of Seattle, Washington, a
national banking corporation

BY [Signature]
By [Signature]
ASSISTANT VICE PRESIDENT AND TRUST
OFFICER

STATE OF WASHINGTON

COUNTY OF KING

On this 30th day of December, 1968, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
David E. Ellison and David L. Servies

to me known to be Vice-President and Assistant Vice President and Trust Officer
respectively, of Seattle-First National Bank, the national banking association which executed the foregoing
instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said bank

for the uses and purposes therein mentioned, and on
oath stated that they were authorized to execute the said instrument and that the seal affixed is the seal of
said bank.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

T - 29

[Signature]
Notary Public in and for the State of Washington,
residing at Seattle

Notary Public in and for the State
of Washington, residing at Seattle

DEC 31 1968

FILED BY FWH

ADMINISTRATOR'S DEED

3500

645322

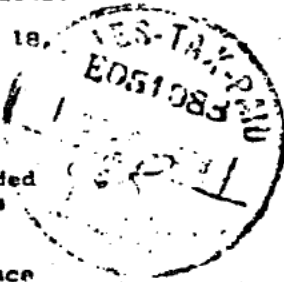
The Grantor, SEATTLE-FIRST NATIONAL BANK, of Seattle, Washington, a national banking corporation, as Ancillary Administrator of the estate of (b) (6) deceased, pursuant to an Order Confirming Sale made and entered on December 23, 1968, by the Superior Court for King County, Washington, in the Matter of the Estate of (b) (6) being Probate Cause No. 194493 of said court, for valuable consideration in hand paid, does by these presents, grant, bargain, sell, convey and confirm the hereinafter-described real property, together with the appurtenances, to have and to hold the same unto RICHARD DESIMONE and KATHERINE M. DESIMONE, (b) (6) an undivided 8/11ths interest, and to RICHARD L. DESIMONE, JR., (b) (6) as his separate estate, an undivided 1/11th interest, and to JOSEPH A. DESIMONE, a single man, an undivided 1/11th interest, and to JAMES A. DESIMONE, a single man, an undivided 1/11th interest, all as tenants in common, together with all of the right, title, estate and interest held or owned in said premises by the estate of (b) (6)

That said premises are legally described as follows:

That certain parcel of land situated in Section 18, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at a point on the north line of West Idaho Street 608 feet west of the west line of East Marginal Way, as established by deed recorded under Auditor's File No. 4322417, which point is the true point of beginning of the land to be described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning; commonly known as 8 South Idaho Street.

SUBJECT TO mortgage recorded in Volume 4328 of Mortgages, Page 364, records of King County, Washington, and subject to lease to Automatic Sprinkler Corporation of America, and to the Amendment thereto and prior assignments thereof, and to all other easements, reservations and restrictions of record.



DEC 31 1968

6453522

IN WITNESS WHEREOF, the Ancillary Administrator has caused this instrument to be executed by a proper corporate officer and its corporate seal to be hereunto affixed this 30th day of December, 1968.

SEATTLE-FIRST NATIONAL BANK,
of Seattle, Washington, a
national banking corporation

BY [Signature]
BY [Signature]
ASSISTANT VICE PRESIDENT AND TRUST
OFFICER

STATE OF WASHINGTON)
COUNTY OF KING) ss.

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 30th day of December, 1968, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
David E. Ellison and David L. Servies
Assistant Vice President and Trust Officer
to me known to be Vice-President and Assistant Vice President and Trust Officer
respectively, of Seattle-First National Bank, the national banking association which executed the foregoing
instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said bank
for the uses and purposes therein mentioned, and on
oath stated that they were authorized to execute the said instrument and that the seal affixed is the seal of
said bank.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

T - 29

[Signature]
Notary Public in and for the State of Washington,
residing at Seattle
of Washington, residing at Seattle

DEC 31 1968

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

(b) (6)

c/o Charles J. Katz, Esq.
742 So. Hill Street
Los Angeles, California
90014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FILED FOR RECORDING IN DEPARTMENT OF
PUBLIC LANDS
SEATTLE, WASHINGTON 98104

6132282

AFFIX I.R.S. IN THIS SPACE

Grant Deed

TO BE C 19.1

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is thereby acknowledged,

(b) (6)

hereby GRANT(S)

as his sole and separate property,

all of her right, title, interest and estate in and to

the following described real property in the City of Seattle

County of King

, State of ~~Washington~~ Washington:

(AS PER ATTACHED LEGAL DESCRIPTION)

That certain parcel of land situated in section
18, township 24 north, range 4 east, W.M., in King
County, Washington, described as follows:

Commencing at a point on the north line of West
Idaho Street 648 feet west of the west line of
East Marginal Way, which point is the true point
of beginning of the land to be described; thence
north at right angles to the north line of West
Idaho Street 205.5 feet; thence west at right
angles 160 feet; thence south at right angles
205.5 feet to the north line of West Idaho
Street; thence east along the north line of
West Idaho Street 160 feet to the true point
of beginning.

6132282

SUBJECT TO:

- (1) All conditions, covenants, easements, reservations, rights of way now of record.
- (2) All leases and to all encumbrances and taxes and assessments now of record.

Dated: December 30, 1966

Rosalie K. Stahl
Rosalie K. Stahl

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On January 17, 1967 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Rosalie K. Stahl

_____ known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

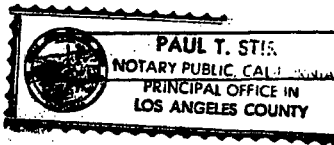
(Seal) *Paul T. Stis*
Signature _____

My Commission Expires June 29, 1970

Name (Typed or Printed)

Notary Public in and for said State

If executed by a Corporation the Corporation Form of
Acknowledgment must be used.



Title Order No. _____

Escrow No. _____

6132282



BEST COPY
AVAILABLE

5730765

ASSIGNMENT OF LEASE, ACCEPTANCE OF ASSIGNMENT
AND CONSENT TO ASSIGNMENT

For value received, the undersigned, "AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, a Delaware corporation, (hereinafter called the "Assignor"), being the Lessee described in that certain Lease dated July, 1962, and acknowledged by said Lessee on August 8, 1961, and the Lessor hereinafter described on August 3, 1961, and recorded in King County, Washington Lease Volume 184, page 110, by and between the Assignor as Lessee and (b) (6) as Lessors, as amended by that Amendment between said Lessee and Lessors dated October 30, 1961, as assigned by said Lessors to NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation, dated October 26, 1961, does hereby assign all of the Assignor's right, title and interest in and to the said Lease as amended to "AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, an Ohio corporation, (hereinafter called the "Assignee"), together with its interest in all of the premises described in said Amendment, and more particularly described as follows:

That certain parcel of land situated in Section 18, Township 24 N. Range 4E W.M. in the County of King, State of Washington, and described as follows:

Commencing at a point on the north line of West Idaho Street 648 feet west of the west line of East Marginal Way, which point is the true point of beginning of the land to be described; thence north at right angles to the north line of West Idaho Street 205.5 feet; thence west at right angles 160 feet; thence south at right angles 205.5 feet to the north line of West Idaho Street; thence east along the north line of West Idaho Street 160 feet to the true point of beginning.

Witness the hand and seal of the undersigned Assignor this 31st day of December, 1963.

"AUTOMATIC" SPRINKLER CORPORATION
OF AMERICA, a Delaware corporation.

By J. A. Goss President

(Corporate Seal)

Attested: E. C. Zimmermann
E. C. Zimmermann, Secretary

5 additional sheets

MAY 1 - 1964

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS:

Personally appeared before me a notary public in and for said County and State, this 31st day of December, 1963, J. A. COAKLEY, JR. and L. C. ZIMMERMANN, to me personally known to be the President and Secretary respectively of "Automatic" Sprinkler Corporation of America, a Delaware corporation, that executed the foregoing instrument, and acknowledged the execution of the foregoing assignment to be the free and voluntary act and deed of said corporation for the use and purposes therein contained and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of "Automatic" Sprinkler Corporation of America, a Delaware corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

ELOISE REID, Notary Public
My Commission Expires Oct. 23, 1966

Eloise Reid
Notary Public

In consideration of the foregoing assignment and the written consent of the Lessor thereto hereinafter contained, the undersigned "AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, an Ohio corporation, hereby accepts said assignment and assumes and agrees to make all payments and to perform and keep all promises, covenants, conditions and agreements of the aforesaid lease as amended which are to be made, kept and performed by the Lessee as contained therein.

Witness the hand and seal of the undersigned Assignee this 31st day of December, 1963.

"AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, an Ohio corporation.

By

J. A. Coakley, Jr. President

Attest

L. C. Zimmermann Secretary

(Corporate Seal)

MAY 1 - 1964

STATE OF OHIO }
COUNTY OF CUYAHOGA } S3:

Personally appeared before me a notary public in and for said County and State, this 31st day of December, 1963, J. A. Coakley, Jr. and L. C. Zimmermann, to me personally known to be the President and Secretary respectively of "Automatic" Sprinkler Corporation of America, an Ohio corporation, and that executed the foregoing instrument, and acknowledged the execution of the foregoing acceptance, assumption and agreement to be the free and voluntary act and deed of said corporation for the uses and purposes therein contained and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of "Automatic" Sprinkler Corporation of America, an Ohio corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

ELOISE REID
My Commission Expires 12-31-64

Eloise Reid
Notary Public

The undersigned, the lessors described in the aforesaid lease as amended hereby consent to the assignment of the aforesaid lease as amended by the lessee named therein, to the Assignee named above, and in consideration of the assumption by the Assignee of the obligations of the lessee to make all payments and to perform and keep all promises, covenants, conditions and agreements of the aforesaid lease as amended which are to be made, kept and performed by the lessee contained therein, the undersigned hereby releases the Assignor from any liability under said lease as amended arising after the date hereof.

Witness the hand of the undersigned lessors, this 17 day of

MAY 1 - 1964

5730765

The undersigned, as Assignee of the Lessors described in the aforesaid Lease, as amended, hereby consent to the assignment of the aforesaid Lease, as amended, by the Lessee named therein, to the Assignee named above, and in consideration of the assumption by the said Assignee of the obligations of the Lessee to make all payments and to perform and keep all promises, covenants, conditions and agreements of the aforesaid Lease, as amended, which are to be made, kept and performed by the Lessee contained therein, the undersigned hereby releases the Assignor, as far as it has authority to do so, from any liability under said Lease, as amended, and as assigned to it by the Lessors therein, arising after the date hereof.

Witness the hand and seal of the undersigned Assignee of the Lessors this 25th day of February, 1964.

NEW ENGLAND MUTUAL LIFE INSURANCE COMPANY

By

Richard S. Willis
Vice President

Attested

Frank H. Conway
Assistant Secretary

COMMONWEALTH
STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

} SS:

Personally appeared before me a notary public in and for said County and State, this 25th day of February, 1964, Richard S. Willis and K. MacWhinney, to me personally known to be the Vice President and Assistant Secretary, respectively, of New England Mutual Life Insurance Company, a Massachusetts corporation, that executed the foregoing consent and release and acknowledged the execution of the foregoing consent and release to be the free and voluntary act of said corporation for the

MAY 1 - 1964

use and purposes therein contained and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of New England Mutual Life Insurance Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Charles T. Shiro
Notary Public

Charles T. Shiro
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 20, 1967

MAY 1 - 1964

AGREEMENT OF AMENDMENT TO LEASE

THIS AGREEMENT OF AMENDMENT TO LEASE made
and entered into this 30th day of October, 1961,
by and between (b) (6)

heretofore referred to as "Lessor", and "AUTOMATIC"
SPRINGFIELD CORP. OF AMERICA, heretofore referred to
as "Lessee".

WHEREAS, the parties hereto did heretofore
enter into a certain Indenture of Lease covering a
certain parcel of real property located in the City
of Seattle, copy of which is annexed and marked
Exhibit "1"; and,

WHEREAS, the parties desire to clarify the
terms of said lease by the specific amendments hereinafter
set forth;

NOW, THEREFORE, this Agreement of Amendment
to Lease,

W I T N E S S E T H:

(1) The description of the demised premises,
as set forth on page 1 of said lease is supplemented by
adding thereto the following precise legal description:

"The said parcel of real property being

more particularly and legally described

as follows: all that certain parcel of land situated

in Section 18, Township 24 N. Range 4 E.

S. 4. in the County of King, State of

Washington, and bounded as follows:

Commencing at a point on the north line of

East Idaho Street 545 feet west of the west

line of East Washington Street; thence north

to the true point of beginning of the land to be

described; thence north at right angles to

the north line of East Idaho Street 209.5

feet; thence west at right angles 160 feet;

thence south at right angles 209.5 feet to the

north line of East Idaho Street; thence east

along the north line of East Idaho Street

160 feet to the true point of beginning.

(2) Paragraph 14 of said lease is hereby supplemented by adding the word "years" after the word "three" found on the fifth line of said paragraph 14.

(3) Paragraph 26 of said Indenture of Lease is amended by deleting the words "Los Angeles, California" from said paragraph 26 wherever said words appear, and by inserting in lieu and instead thereof the words "Seattle, King County, Washington."

32483
5332483

WARRANTY DEED

THE GRANTOR, "AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, a Delaware corporation, for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) to it in hand paid, conveys and warrants to (b) (6)

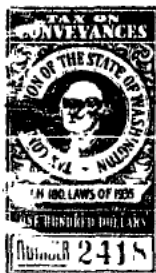
(b) (6) husband and wife, the following described real estate, situated in the County of King, State of Washington:

That certain parcel of land situated in Section Eighteen (18), Township Twenty-four (24) North, Range Four (4) East, W. M., in Seattle, King County, Washington, described as follows:

COMMENCING at a point on the north line of West Idaho Street six hundred forty-eight (648) feet west of the west line of East 1st, which point is the true point of beginning of the land to be described; thence northerly at right angles to the north line of West Idaho Street two hundred five and five-tenths (205.5) feet; thence westerly at right angles one hundred sixty (160) feet; thence southerly at right angles two hundred five and five-tenths (205.5) feet to the north line of West Idaho Street; thence easterly along the north line of West Idaho Street one hundred sixty (160) feet to the true point of beginning; containing thirty-two thousand eight hundred eighty (32,880) square feet, together with all buildings and permanent improvements thereon.

Any warranty herein contained is subject to the following:

- (a) An easement reserved to Chicago, Milwaukee, St. Paul & Pacific Railroad Company for a spur track as contained in Warranty Deed dated July 10, 1952, from said Chicago, Milwaukee, St. Paul & Pacific Railroad Company to "Automatic" Sprinkler Corporation of America, recorded in Volume 3175, page 53, of the Records of the County Auditor of King County, Washington;
- (b) The provisions as to maintenance and use of said spur track as contained in said Warranty



SALES TAX LIEN
PAID

SEP 21 1961

ALL COUNTY
TAXES
4489685

2 sheets

SEP 22 1961 830 Filed by WTI

5332183

to have been released under date of August 3, 1953, by the Grantor in the County of Deuel.

- (c) Building restrictions as contained in said Warranty Deed; and
- (d) Zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 21st day of August, 1961

"AUTOMATIC" SPRINKLER CORPORATION OF AMERICA

By

President

Secretary

STATE OF OHIO
COUNTY OF Mahoning) ss:

On this 21st day of August, 1961, before me, the undersigned, a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared J. A. COAKLEY, JR. and C. ZIMMERMANN, to me known to be the President and Secretary, respectively, of "AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

RICHARD J. BUNNELL
My Commission Expires May 19, 1962.

Notary Public in and for the State of Ohio,
residing at Youngstown.

SEP 22 1961 9:00 Filed

5332483

Deed, except paragraph 2 thereof which has heretofore been released under date of August 6, 1953, by the Grantor in said Warranty Deed;

- (c) Building restrictions as contained in said Warranty Deed; and
- (d) Zoning ordinances, if any.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 8th day of August, 1961.

"AUTOMATIC" SPRINKLER CORPORATION OF AMERICA

By [Signature]
President

By [Signature]
Secretary

STATE OF OHIO
COUNTY OF Mahoning) ss:

On this 8th day of August, 1961, before me, the undersigned, a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared J. A. COAKLEY, JR. and C. ZIMMERMANN, to me known to be the President and Secretary, respectively, of "AUTOMATIC" SPRINKLER CORPORATION OF AMERICA, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and

year first above written.

RICHARD T. BENTFIELD, Notary Public
My Commission Expires May 19, 1962.

RICHARD T. BENTFIELD, Notary Public
My Commission Expires May 19, 1962.

Notary Public in and for the State of Ohio,
[Signature]

SEP 22 1961 830 Filed by WT1

On this 21 day of August, 1961, before me, the undersigned, a Notary Public in and for the State of Ohio, duly commissioned and sworn, personally appeared J. A. Cookley, Jr. and L. C. Zimmermann, to me known to be the President and Secretary, respectively, of "Automatic Sprinkler Corporation of America, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature] Notary Public in and for the State of Ohio
residing at Youngstown.
RICHARD T. BENTFIELD, Notary Public
My Commission Expires May 19, 1962.

THIS LEASE, executed in duplicate at Los Angeles, California,
July 19, 1961, by and between

(b) (6) of
Los Angeles, California, as lessor, and
"AUTOMATIC SPRINKLER CORPORATION OF AMERICA," of
a Delaware corporation as lessee;

WITNESSETH: That lessor hereby leases to lessee, and lessee hereby hires and takes of and from lessor, those certain premises in the city of Seattle, State of Washington, more particularly described

as that certain parcel of real property consisting of land, buildings and permanent improvements thereon, commonly known as 610 West Lake Street, Seattle, Washington, which real property starts at the West 1st Street with a lot depth of 105'-0" for the full depth of such frontage.

upon the covenants, conditions and agreements hereinafter set forth to-wit:

1. The term of this lease shall be thirty-two (32) years

commencing on the 1st day of September, 1961 and ending on the 31st day of August, 1993, unless sooner terminated as hereinafter provided.

2. Said premises shall be used for any lawful purpose consistent with applicable zoning and other governmental regulations.

3. Lessee covenants and agrees to pay to lessor as rent for said premises during the full term of this lease, and in addition to all other rent hereby provided for, the total sum of One Hundred Eighty-Seven Thousand - - - Dollars (\$187,000.00).

4. Said monthly installments of Seven Hundred and Eight Dollars and thirty-three cents (\$708.33) per month.

All rentals hereunder shall be paid to lessor by lessee monthly in advance on or before the first day of each and every calendar month during the term hereof, except that the sum of \$0.00, being the rent for the first of said term, shall be paid upon the execution hereof, receipt whereof is hereby acknowledged by lessor.

Payments to be made by lessee to lessor hereunder shall be payable in lawful money of the United States. All rentals shall be payable in lessor's office or at such other place in said City of Los Angeles as lessor may designate from time to time in writing. If any installment of rent or any other payment is not paid promptly when due, the same shall bear interest at the rate of ten per cent (10%) per annum from the date when it became due until paid, but this provision shall not be construed to relieve lessor from any default hereunder arising through the failure on the part of lessee to make any payment at the time and in the manner herein specified.

5. As part of the consideration moving lessor to execute this lease, lessee has paid to lessor concurrently with the execution of this lease the sum of 0.00 Dollars (\$0.00).

6. If at any time during the term of this lease the sum of 0.00 Dollars (\$0.00) shall be due and unpaid by lessee to lessor, then and in such event the rentals reserved herein for the balance of the term of this lease shall be deemed to have been assigned to lessor and shall be payable by lessee to lessor as aforesaid.

7. In the event of such termination and surrender on or subsequent to the expiration of the term of this lease, the rental hereunder for the unexpired portion of the term shall be deemed to have been assigned to lessor and shall be payable by lessee to lessor as aforesaid.

File No.

Block No.

Plat

Subdiv.

G-138

*Flag on N line W. side 64 ft
1st 1/2 of 160 ft. N 30 S 15
1st 1/2 of 160 ft. S 20 S 15 ft
1st 1/2 of 160 ft. 1st 1/2 of 160 ft.*

Sec 18 TWP 24 R 4

☐ I.O.P.

5. Where necessary herein, the term "lessor" or "lessee" shall apply to the plural and all words used in the singular, or in the masculine gender, shall apply to the plural or to the feminine or neuter gender. If "lessee" consists of more than one person, then, the covenants, agreements and obligations of "lessee" shall be the joint and several covenants, agreements and obligations of such persons.

6. Lessee acknowledges that he has thoroughly examined said premises and that no statements or representations as to the past, present or future condition of repair thereof or of any building of which the same are a part, not herein expressed, have been made by or in behalf of lessor. Lessor agrees, except as herein otherwise provided, to accept said premises in the condition in which the same may be upon the commencement of the term hereof, hereby waiving any claim or right on account thereof, and agrees that lessor, except as herein otherwise provided, shall not be called upon or required at any time to make any improvements, alterations, changes, additions, repairs or replacements of any nature whatsoever in or to said premises or any building of which the same are a part. Lessor expressly waives any right to require lessor to make repairs, or to make repairs at the cost of lessor, which lessor might have under the provisions of Sections 1041 and 1042 of the Civil Code of the State of California. Lessor shall not be liable to lessor or any other person for or on account of any injury or damage occasioned in or about said premises to persons or property of any nature or sort whatsoever, or whatsoever arising, or for or on account of any injury or damage to persons or property that may result by reason of any patent or latent defect, structural or otherwise, in the construction or condition or present or future lack of repair of said premises or said building or the wiring, equipment or apparatus therein or thereof, or by or from plumbing, gas, water, steam or other pipes or sewerage, or by or from the use, misuse or disuse of said building or any part thereof or of any equipment therein or apparatus thereof by any other tenant or occupant thereof or by or from any act, omission or neglect of any such other tenant or occupant or by or from acts of owners or occupants of adjoining or contiguous properties, or in any manner whatsoever growing out of the past, present or future condition or use of the demised premises or said building or any part thereof. Lessee covenants and agrees to indemnify and hold harmless lessor from and on account of any and all loss, damage, claim of damage, liability or expense arising out of or resulting from any of the matters or things hereinbefore specified, and from and against any and all damage or liability arising from any injury or claim of injury of any nature whatsoever to either persons or property upon said premises, during the term hereof, or arising from any accident or any other occurrence causing injury to any person or property whatsoever or whatsoever and due directly or indirectly to the use, misuse or disuse by lessee or by any person or persons holding under or using the same by license of lessee, or to the condition of the demised premises or any part thereof or any appurtenance or equipment thereof or therein, or arising out of any failure of lessee in any respect to comply with any of the requirements or provisions of this lease.

7. Lessee expressly covenants and agrees to use the demised premises in the manner specified in this lease and for the purposes aforesaid, and not to use or suffer or permit to be used said premises or any part thereof in any other manner or for any other purpose without first obtaining the written consent of the lessor. Lessee agrees not to use or suffer or permit to be used said premises or any part thereof for any purpose or use in violation of any laws or ordinances, or of the regulations of any governmental authority, or in any manner that will constitute a nuisance or an unreasonable annoyance to the owners or occupants of adjoining or neighboring property, or to other tenants or occupants of said building, or that will injure the reputation of said building, or for any extra hazardous purpose or in any manner that will violate any policy or policies of insurance, or suspend, avoid, make inoperative or increase the rate of any fire, fire marine or other insurance or any time carried on said building or on any of the contents thereof; and lessee further agrees not to permit any action to be conducted in the demised premises, and not to keep or permit to be kept therein any gasoline, distillate or other combustible petroleum product without first obtaining the written consent of lessor and all insurance companies carrying fire, fire marine or other insurance on said building. Lessee agrees, at his own cost and expense, to conform in every respect to all laws, statutes, ordinances and regulations now in force or that may be enacted hereafter, affecting the use or occupancy of the demised premises and lessee expressly covenants and agrees to indemnify and save harmless lessor from any penalties, damages or charges imposed for any violation of any laws, ordinances or regulations whether occasioned by neglect, omission or willful act of lessee or any person in said premises holding or occupying the same or any part thereof under or by license of lessee. Lessee further covenants and agrees not to suffer or permit said premises or any part thereof to be used in any manner that will injure or impair the structural strength of said building, and not to suffer or permit to be placed in said demised premises any machinery or apparatus, the weight or vibration of which will tend to injure or impair the structural strength of said building.

8. Lessee expressly covenants and agrees that he will not sublet said premises or any part thereof, and that he will not transfer, assign, hypothecate or encumber this lease or any part thereof, or any right or interest therein, without first obtaining the written consent of lessor. It is agreed that a material part of the consideration moving lessor to execute this lease is the personal confidence reposed by lessor in lessee as a person of good character and no corporation or person other than said lessee shall have the right to occupy said premises or any part thereof by virtue of any transfer or assignment, or by virtue of any bankruptcy or insolvency or reorganization proceedings or by virtue of any receivership or by virtue of any other legal process, either under attachment, execution or otherwise being had or taken by or against lessee or by or against his assigns or any of them, or against any interest of lessee or of any of his assigns or successors in interest in this lease or in the demised premises or in the contents thereof, or in the event of any proceedings by or against lessee and/or his assigns or any of them, under or pursuant to any provision of that certain Act of July 1, 1898, entitled, "An Act to establish a uniform system of bankruptcy throughout the United States" or any Act amendatory thereof or supplemental thereto, and unless such proceedings are dismissed or such debts released within five days thereafter, lessor shall have the right at his option to terminate this lease immediately. No assignment whatsoever at any time of this lease or of any part thereof or any right or interest therein, whether voluntary or involuntary, or by bankruptcy or operation of law or otherwise, shall be effective or valid without the consent in writing of lessor first had and obtained, and then only upon condition that the assignee shall agree in writing, expressly for the use and benefit of lessor, to carry out, perform and observe each and all of lessor's agreements herein contained. In the event of an assignment by lessee or by any of his assigns or other successors in interest, neither lessee nor any of his successors in interest shall be released from any liability hereunder; and in the event of default by any such assignee or by any succeeding assignee, in the performance of any of the terms hereof, no notice of such default nor demand of any kind need be served or made on lessee or on any of his successors in interest or assigns to hold him or them liable to lessor. In the event this lease is assigned as aforesaid, lessor may consent to subsequent assignments without notifying lessee or his successors in interest of such assignments, and without obtaining his or their consent thereto. Any assignment or sublease purported to be made otherwise than in strict accordance with the provisions of this lease shall be voidable at the option of lessor, and any attempt to make any such assignment or sublease by lessee or by any of his successors in interest, shall be and be deemed a breach of the conditions of this lease. The granting of consent by lessor to any assignment or sublease shall not be construed as a waiver of any of the conditions herein contained concerning or restricting assignments or subleases, or as authorizing any subsequent assignment or sublease without the written consent of lessor being first had and obtained. Any and all subleases made by the lessee pursuant to the provisions of this lease shall contain the same provisions as are contained in this lease as to restriction on the use of said premises.

9. Lessee expressly covenants and agrees at his own cost and expense to keep the demised premises and each and every part thereof including the plumbing in good condition and repair at all times during the term hereof and to make promptly any and all repairs, renewals and replacements which may at any time be necessary or proper to put and keep the premises in as good condition as when received by lessor from lessor, reasonable wear and tear and damage by fire or other casualty excepted; and to replace immediately any and all glass which is now or hereafter installed in the demised premises, should the same or any part thereof be broken, with other glass of the same quality; and that he will keep the premises and all appurtenances thereto in a good, clean, safe and wholesome condition at all times during said term.

10. Lessee expressly covenants and agrees that upon the termination of this lease, whether by the expiration of time or otherwise, he will immediately surrender and deliver up the demised premises to lessor, his agents or attorneys, in as good condition as when received by lessee from lessor, reasonable wear and tear and damage by fire or other casualty excepted; and if lessee or any other person claiming for, through or under him shall hold the premises for any time after the same should have been surrendered under the provisions of this lease he or they shall be deemed guilty of unlawful detainer of said demised premises under the statutes of the state of California and shall be subject to eviction and removal with or without process of law.

11. Lessee agrees not to make any additions to or changes or improvements in the demised premises or any part thereof without the consent of lessor first obtained in writing, except those changes, additions and improvements, if any, which lessee is required to make by the provisions of this lease. Any alterations, additions or improvements which may be made in or to said premises shall be the property of lessor and shall remain and be surrendered with the premises upon the termination of this lease.

12. Should lessee at any time during the continuance in force of this lease be deprived of the demised premises or any part thereof or any right or interest therein by condemnation or like proceedings, this lease and each and all of the obligations of lessee shall nevertheless remain in full force and effect and lessee shall not be entitled to compensation or damages in any form from lessor by reason of being so deprived, provided, however, that nothing herein contained shall be construed to deprive lessee of any right it may have in such event to claim compensation or damages of and from any and every person other than lessor.

13. Lessee shall have no claim against lessor for any damages, nor shall lessee be released from any of his obligations hereunder should his possession of said premises be disturbed or interfered with or affected in any manner whatsoever by reason of

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the passage or adoption of any law, ordinance, resolution or regulation, or by reason of any act of any legal or governmental authority or of any municipal or other public officer, or in the event that at any time during the term of this lease, under any present or future statute of the State of California, any order of abatement, or any order or judgment preventing the use of the demised premises shall be made upon the ground that the demised premises or any part thereof constitute a nuisance or are used or have been used in violation of law.

14. Should the demised premises or any building of which the same are a part be damaged or destroyed in whole or in part by fire, earthquake or other sudden violent action of the elements or other casualty at any time during the term of this lease or before the commencement of said term, so that the same cannot be repaired within thirty working days to substantially the condition in which it was immediately prior to the happening of such casualty, or if any such damage or destruction occurring during the last three of the term hereof cannot be repaired as aforesaid

within 60 working days, lessor, at his option, at any time within ten days after the happening of such casualty, may terminate this lease as of the date of the happening of such casualty. In the event of any damage or destruction, and if, by reason of any law, ordinance or regulations then in effect, said building cannot be repaired or restored as a building of the same class, then, and irrespective of the time within which said building can be repaired or restored, lessor, at any time within thirty days after the happening of such casualty may terminate this lease as of the date of the happening of such casualty. In the event of any termination as herein provided, lessor shall forthwith surrender the demised premises to lessor, and upon such surrender lessor shall refund to lessee any unearned rent paid by lessee, calculated at a daily rate based on the regular monthly rate. In the event of any damage or destruction as aforesaid, and if this lease is not terminated by the lessor as herein provided, lessor shall proceed with reasonable diligence to restore the demised premises to substantial condition in which they were immediately prior to the happening of the casualty, with such changes as may be required by or under any laws, ordinances or regulations then in effect, and if, in such event, such damage or destruction shall have occurred after the commencement of the term hereof, lessor shall be entitled to a reasonable suspension or diminution of the rental hereunder during the time required for restoration and repair, according to the portion of the demised premises rendered untenable, taking into consideration the time and extent of interference with the usual conduct of lessee's business therein. It is agreed that, unless the parties to this lease can and do agree forthwith upon the extent and amount of the damage and the time required for repairs and restoration, or as to whether said building can be repaired and restored in accordance with the laws, ordinances, regulations and requirements then in effect applicable to buildings of the same class, lessor shall promptly designate a certified architect of the city of Los Angeles, who shall determine such matters, and the determination of such architect shall be final and binding upon the parties to this lease; provided, always, however, that the architect so appointed must be responsible, experienced and, as regards both lessor and lessee, disinterested. In no event shall lessor be liable to lessee for any damage resulting to lessee from the happening of any such fire or other casualty, or from the repair or reconstruction of said premises, or from the termination of this lease, as herein provided, nor shall lessor be released thereby or in any such event from any of his obligations hereunder, except to the extent and upon the conditions expressly stated in this paragraph.

15. If, during the term hereof, any additions, alterations or improvements to or of the demised premises (as distinguished from ordinary repairs and maintenance) are required by any legal or governmental authority or by any court of competent jurisdiction or by any governmental authority, whether adopted heretofore or hereafter, the same shall be made as if paid for by lessee.

At all times during the term hereof lessor shall allow lessor free access to the demised premises and each and every part thereof for the purpose of inspecting the same, and for the purpose of making such repairs, changes, alterations, additions, improvements or other work as may be required by any legal or governmental authority or by any court of competent jurisdiction, and for the purpose of making such repairs, changes, alterations, improvements or other work as may be required by any legal or governmental authority or by any court of competent jurisdiction, and for the purpose of making such repairs, changes, alterations, improvements or other work as may be required by any legal or governmental authority or by any court of competent jurisdiction, and for the purpose of making such repairs, changes, alterations, improvements or other work as may be required by any legal or governmental authority or by any court of competent jurisdiction.

16. No signs or other advertising matter shall be placed, installed or maintained in or about the demised premises except with the written consent of lessee.

The installation and maintenance of any signs or other advertising matter shall at all times be in strict compliance with any and all laws, ordinances and regulations then in effect and applicable thereto. Upon the termination of this lease, lessor, at the option of lessor, but at the cost and expense of lessee, shall forthwith remove any and all such signs and other advertising matter, and shall remove the same in a manner satisfactory to lessor. Lessor hereby expressly reserves the right to use the roof and exterior walls of said building for his sole use and benefit for advertising and for other purposes, and lessee shall be entitled to no right, interest or claim in or to the same, without the written consent of lessor.

18. Lessee expressly agrees to pay promptly for any and all labor done or materials furnished for any work of repair, maintenance, improvement, alteration or addition done by lessor in connection with said premises, and agrees to keep and hold said premises and lessor free, clear and harmless of and from any mechanic's lien or liens of a similar nature that might or could arise by reason of any such work.

19. If at any time during the term hereof lessor fails, refuses or neglects to do any of the things to be done by lessor as herein provided, then lessor shall have the right but not the obligation to do the same, but at the cost and on the account of lessee, and, in that event, the amount of any money expended or obligations incurred by lessor together with interest thereon at the rate of ten per cent (10%) per annum, shall be repaid to lessor forthwith upon demand therefor, and in the absence of such demand the same shall be added to the next rental payment coming due hereunder and shall be payable as rent.

20. In event of default at any time by lessee in the payment of the rent herein provided for, or in the performance of any other of his agreements herein contained, or if lessor vacates or abandons the demised premises, then in any or either of such events it shall be lawful for lessor after thirty days notice in writing to lessee of said default to declare said demised term ended and to re-enter the premises by any part thereof either with or without process of law, lessor hereby waiving notice of any kind or any demand for possession of the demised premises, or for payment of rent; or lessor, at his option, and without declaring the lease ended may re-enter the premises and occupy or lease the whole or any part thereof for an account of lessor and on such terms and conditions and for such rent as lessor may deem proper; and may collect said rent or any other rent that may thereafter become payable and apply the same towards the amount due or thereafter to become due from lessee and on account of the expenses of such reletting and any, and all other damages sustained by lessor. Should such rental be less than that herein agreed to be paid by lessee, lessor agrees to pay such deficiency to lessee, in advance, on the day of each month hereinafter specified for payment of rental; and to pay to lessee forthwith upon any such reletting, less, more, or otherwise, as may be determined by reason thereof. Lessor may execute any such lease either in his own name or in the name of lessee, as lessor may see fit, and the subtenant therein named shall be under no obligation whatsoever to see to the execution by the lessee of any such lease, and by lessor from such subtenant, nor shall lessor have any right or authority whatever to collect any rent whatsoever from such subtenant. Lessor shall not be deemed to have terminated this lease, or the liability of lessee to pay the rent thereunder to accrue, or his liability for damages, by any such re-entry or by any action in unlawful detainer or otherwise, unless lessor notify lessee in writing that he has elected to terminate this lease; and lessor further covenants that the notice by lessor of any such re-entry or the execution of any such lease shall not be deemed to constitute a termination of this lease, or the liability of lessee to pay the rent thereunder to accrue, or his liability for damages, by any such re-entry or by any action in unlawful detainer or otherwise, unless lessor notify lessee in writing that he has elected to terminate this lease; and lessor further covenants that the notice by lessor of any such re-entry or the execution of any such lease shall not be deemed to constitute a termination of this lease, or the liability of lessee to pay the rent thereunder to accrue, or his liability for damages, by any such re-entry or by any action in unlawful detainer or otherwise, unless lessor notify lessee in writing that he has elected to terminate this lease.

21. Lessee agrees not to permit said premises to remain vacant or unoccupied for more than 15 consecutive days, except during and for the purpose of the making of such repairs or restoration as may become necessary under the provisions hereof.

22. In the event of any such action at law or in equity between lessor and lessee to enforce any of the provisions and/or rights hereunder, the lessee covenants and agrees to pay to the lessor all costs and expenses, including reasonable attorney's fees incurred therein by such lessor and if such lessor shall recover judgment in any such action or proceeding, such costs, expenses and attorney's fees shall be included in and as a part of such judgment. Should lessor, without fault on his part, be made a party to any litigation instituted by or against lessee, lessee covenants to pay to lessor all costs and expenses, including reasonable attorney's fees incurred by lessor in or in connection with such litigation.

23. Lessor reserves the right for himself or his agent at reasonable times, to show the demised premises to prospective tenants or purchasers and, during the last thirty days of lessee's tenancy to place and maintain in or upon said premises in one or more conspicuous places, "For Rent," "For Lease" and/or "For Sale" signs.

24. It is agreed that each and all of lessee's covenants and agreements herein contained are conditions, that the time of the performance of each is of the essence of this agreement and that the strict performance of each shall be a condition precedent to the right of lessee to remain in possession of the premises or to have this lease continue in effect.

25. The various rights, options, elections, powers and remedies of lessor contained in this lease shall be construed as cumulative, and no one of them as exclusive of any of the others, or of any right or priority allowed by law. No waiver of any breach of any term or condition of this lease shall be construed to be a waiver of any preceding or succeeding breach of the same or any other term or condition.

26. All notices or demands of any kind which lessor may be required or may desire to serve on lessee under the terms of this lease may be served upon lessee (as an alternative to personal service upon lessee) by leaving a copy of such demand or notice addressed to lessee at the demised premises or by mailing a copy thereof by registered mail at Los Angeles, California, addressed to lessee at demised premises, Los Angeles, California. Service shall be deemed complete at the time of leaving the notice or within two days after mailing the same. If "lessee" consist of more than one person, personal service of any notice or demand of any kind by lessor upon any one of said persons shall be deemed to be and shall be complete service upon all of said persons.

27. The language in all parts of this lease shall be in all cases construed simply according to its fair meaning and not strictly for or against lessor or lessee.

28. Lessee may remove from the demised premises any trade fixtures installed therein by lessee, and, upon the expiration of the term hereof or in case of any sooner termination of this lease, all such trade fixtures shall be removed from the demised premises not later than the time when, under the provisions hereof, lessee is required to surrender possession of the demised premises to lessor. The removal of such trade fixtures shall be effected solely at the cost and expense of lessee, and in a manner satisfactory to lessor, and in such manner as will not injure or damage the demised premises or said building, and in case of any such injury or damage lessee covenants and agrees, at his own cost and expense, to repair the same immediately.

29. If the term of this lease is to begin at a date subsequent to the date of this lease and if a person or persons other than lessor are now in possession of the demised premises, then and in that event it is agreed that if lessor is unable to deliver possession of the demised premises to lessee at the commencement of the term of this lease, because of the unlawful retention of possession thereof by such person or persons, then lessor shall not be liable to lessee in damages and this lease shall not terminate, provided, however, that lessee shall have no obligation to pay rent hereunder until possession of the demised premises is delivered to lessee and provided further, that lessee, at his option, may terminate this lease if possession of the demised premises be not delivered to lessee on or before _____.

30. Lessee enters into and accepts this lease and the leasehold interest and estate of lessor hereunder subject and subordinate to all mortgages and/or trust deeds which may now and/or hereafter exist or be executed upon or with respect to the premises or premises hereby demised and/or the real property on which said building is situated and/or the improvements at any time thereon and/or the reversionary estate hereunder, and as well any renewals or extensions of any such mortgages and/or trust deeds; and lessee covenants and agrees, upon demand therefor, to do any and all things and to execute, acknowledge and deliver any and all instruments that may be necessary, proper or convenient to subordinate this lease and the leasehold interest and estate of lessee hereunder to any such mortgage and/or trust deed and to the lien and provisions thereof.

31. Lessee shall pay, before delinquency, all real property taxes and assessments levied upon said demised property during the entire term hereof. Taxes and assessments for the last year of the term of this lease shall be pre-rated to the last day of such term.

32. Lessee shall maintain at its sole cost and throughout the entire term hereof, fire and extended coverage insurance with vandalism and malicious mischief endorsements, and in an amount equal to the full insurable value of the demised premises, with all proceeds thereunder payable to the lessor.

33. If lessee is free from default, then lessee shall have two consecutive options to renew the term of this lease for successive periods of five years each and upon the same rental terms and conditions as are set forth hereinabove. To exercise said options, lessee shall first give lessor notice in writing of such election to exercise, which notice shall be given to lessor six months prior to the then effective expiration date of the original or renewal term hereof.

34. Lessee hereby agrees to each and all of the terms and provisions of this lease, it being further agreed that this lease and each and all of the covenants and obligations hereof shall be binding upon and inure to the benefit of, as the case may require, the parties hereto and as well their respective heirs, executors, administrators, successors and assigns, subject at all times, nevertheless, to all agreements and restrictions herein contained with respect to assignment or other transfer of lessee's interest herein.

EXECUTED at Los Angeles, California, on the date first above written.

State of California, County of Los Angeles, ss:
This is to certify that on this 3 day of August 1961, personally appeared before me

(b) (6) _____

(b) to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Given under my hand and official seal the day and year first above written.

Notary Public in and for the State of California, residing at Los Angeles.

State of Ohio, County of Mahoning, ss:

FILED FOR RECORD AT RECEPTION
SEATTLE TITLE CO.
719 SECOND AVENUE
SEATTLE 4, WASHINGTON

WASHINGTON TITLE INSURANCE CO.

D Aug 11-52

4261605

Jul 10-52 (TAXPAID No 56016) \$19,550 \$22 lra \$20 at
Chicago, Milwaukee St Paul and Pacific Railroad Company
to Automatic Sprinkler Corporation of America
for and to the fire sitinkev

That certain parcel of land sitin sec 18, twp 24
NR4EWM in seattle kev daf:

Begin on the N ln of W Idaho Street 648 ft W of the
W end of E Martinal Way which pt is the true pb for the land
to be desc. th Nly at right angles to the N ln of W Idaho
Street 205.5 ft; th Nly at right angles 160 ft;
th Sly at right angles 205.5 ft to the N ln of W
Idaho Street; th Nly along the N ln of W Idaho Street 160
ft to the true pb; containing 32,880 square feet;

he preserves unto itself, its s, a licensees and permittees,
the right to use and operate over the standard gauge railroad
spur track upon the land and across the Nly 15.5 ft of sd
land and the right to use sd track and to operate
thereover for the purpose of using and operating over any
track ex' ending therefrom or connecting therewith;
the grantee, the acceptance of this sd covenants agrees
for itself its s as follows:

1. the grantee shall at its sole cost and expense, maintain
to grantor's standards the standard gauge railroad
track along and across the Nly 15 ft (cont-2)

4261605-2

of said land, and shall enter into a standard form of spur track agreement with grantor and the other railroad companies having the right to operate over the track connecting therewith covering the operation thereof;

2. the grantee shall at its sole cost and expense, construct a 1 story masonry warehouse containing not less than 10,000 square feet of floor space upon said land which warehouse shall be completed not later than 1 year from the date hereof unless prevented by governmental decree or by governmental withholding of essential materials, or by strike, lockout, boycott, fire, earthquake, or other casualty beyond the grantee's control;

in any of which said events said warehouse shall be completed not later than the expiration of 1 free year from the date hereof, excluding time consumed by either of said events; In the event of the grantee's failure to complete the construction of said warehouse within such time at the grantor's option exercised within 90 days thereafter and upon demand of the grantor said land shall be reconveyed by the grantee to the grantor for a cash consideration of \$19,550 by WD to be delivered to the grantor together with a policy of title insurance in the amount of \$19,550 showing good and unencumbered title;

3. No building or other structure or portion thereof, shall be erected upon or across the 3 1/2 by 40 ft of said land; provided however, that this covenant shall not apply to any open platforms, canopies, or similar facilities, which (cont-3)

4262605-3

may be constructed upon the Nly 8 ft of mly 4000 of
ad land, nor to any temporary structures erected and used in
connection with the construction of the aforesaid warehouse

corp sl

sig ok

Cook Co Ill Jul 10-52 by grtr of sd corp (of) bef Alice
E Nelsonpfer Ill resat xChicago (na Feb 4-56)
ml to Automatic Sprinkler Corp of America
3223 Western Ave fl dy 87c

jr

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E.G. Sill

kow Apr 8 47 by E.G. Sill br Miriam Garski np for wn res at S (ns
Dec 6 50) Fld by STco

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Apr 8 47 \$10.00

E.G. Sill, a bach

to Chicago, Milwaukee, St. Paul & Pacific Railroad Company,
a Wisconsin corp

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Blk 384 Seattle Tide Lands; prtns of Calhoun, Denny & Ewing's Replat
of Blk 388 Seattle Tide Lands, accoing to plat thof redded in vol 12 of
plats at pg 92 reed of kow; prtns of blk 379 Seattle Tide Lands; & prn
of govt lts 3 & 4 sec 18, twp 24 NR 4 EWM; all in Seattle, kow & all
which is more part des as fol:

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of East Marginal Way as established by ord 32881 of the C of S; th W
alg sd S line to an intersec with the center line of 8th Ave SW; th S
alg sd center line of sd 8th Ave SW to an intersec with the N line
of lt 46 in sd Calhoun, Denny & Ewing's Replat produced E; th W alg
sd produced N line of sd lt 46 & of lt 3 in sd add & the sm produced
across 9th Ave SW, to the Ely line of the E waterway to an intersec
with the Ely line of Duwamish Waterway as established in ko Superior
Court Cause #82673 th Sly alg sd Ely line of sd Duwamish Waterway to
the N line of W Oregon St; th E alg sd N line of W Oregon St to sd
W line of E Marginal Way; th N alg sd W line of E Marginal Way to pob
ex prtn of 6th 8th & 9th Ave SW incl thin.

The consid pd for this D is such that st & fed rev stamps are nt req.

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Div of Green Lake Bk 66 Add ---

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Nov 30-46 \$10 \$1.10 irs \$1 st

G. Kinnear Company, a Wn Corp

To E. G. Sill a bach

fp cys and qcs to sp thefolwg re sit in kcw

(same as in 683 to end of des)

IWW sd corp has caused this inst to be exc by its proper officers and its corp sl to be hereunto affixed

G. Kinnear Company

By Chas A. Kinnear, Pres

BY Roy J. Kinnear, Sec't

Corp sl

kew Nov 30-46 by Chas A. Kinnear and Roy J. Kinnear Pres and Sec't of fp (cf) bef Ruth H. Battin np for wn res at Seattle (ns Oct 4-48) M1 to Lambuth, Sill & Co, fld by Tco

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Lambuth Sill & Co., a Corp, agents

To E. G. Sill a abch

fp cys and qcs to sp thefolwg re sit in kcw

Those ptns of Govt lots 3 and 4, in Sec 18, tp 24 N, R 4 E, WM lying N of the N ln of W Oregon St, S of the S ln of W Dakota St, and W of the W ln of E Marginal way as provided by Ord. 32881 of the C of S all of blk 379 Seattle Tide lands except ptn thof cond for E marginal way as provided by Ord 32881 of the C of S, all of blk 384 Seattle Tide lands, Lots 12, 13, 14, 18, 20, 22, 23, 25 to 31 inclusive and lots 34 to 37 inclusive, Calhoun, Denny & Ewing's Replat of blk 388 Seattle Tide lands Except ptns of lots 18, 29, 22 and 23 cond for commercial waterway Dis No. 1

The consideration pd for this d is such that state and fed rev stamps are not required

IWW, sd corp has caused this inst to be exc by its proper officers and its corp sl to be hereunto affixed

q

Lambuth Sill & Co., a Corp, agents

By B. L. Lambuth, Pres

By E. G. Sill, Sec't

Corp sl

kew Apr 8-47 by B. L. Lambuth and E. G. Sill, Pres and Sec't of fp (cf) bef Miriam Gorski np for wn res at Seattle (ns Dec 6-50) M1 to Sp Hoge bldg fld by STco

3675686

D Apr 11-47

Apr 9-47 \$100,000

The City of Seattle, a Municipal Corp

To Lambuth, Sill & Co., a Corp, Agents

fp cys and qcs to sp all its right, title and int in the folwg re sit in kcw

(same as in 686 to end of des)

IWW Pursuant to the provisions of Ord No. 75745 of the fp sd city has causes this inst to be exc by its Mayor and City Comptroller thereunto duly authorized and has caused its corp sl to be hereunto affixed

The City of Seattle

By Wm. F. Devin, Mayor

By W. C. Thomas City Comptroller

Corp sl

kew Apr 10-47 by Wm. F. Devin and W. C. Thomas, Mayor and City Comptroller of fp (cf) bef H. L. Collier np for wn res at Seattle (ns Sep 25-49) M1 to sp Hoge bldg fld by STco

res

Apr 4 47
Treas D Apr 9 47 / (28906) 3675000
parties & form as 998 ---
fp --- sp --- fp --- \$983.09 --- The E 8 ft of lt 10; & The W 8 ft
of lt 11; & The S 20 ft of W 8 ft of lt 12; all in blk 25 St Adm #4.
"Park Reserve" in Replat of the West Seattle Land & Improvement
Company's 3rd Plat. --- Apr 7 47 ---

Trees D Apr 9 47 (28917) 3675001
parties & form as 998 ---
fp --- sp --- fp --- \$61,689.30 --- Those prtns of govt lts 3 & 4
sec 18 twp 24 NR 4 EWM lying N of the N line of West Oregon St, S of N
the S line of West Dakota St & W of the W line of E Marginal Way as
provided by Ord 32881 of the C of S;
All of blk 379 Seattle Tide Lands. ex prtn thof condemned for E
Marginal Way as provided by Ord #32881 of the C of S;
All of blk 384, Seattle Tide Lands;
Lts 12, 13, 14, 18, 20, 22, 23, 25, to 31 incl & lts 34 to 37 incl
Calhoun, Denny & Ewing's Replat of blk 388 Seattle Tide Lands, ex
prtns of lts 18, 20, 22, & 23 condemned for Commercial Waterway Dist
#1. --- Apr 9 47 ---

D Apr 9 47 3675002
Feb 6 47 \$1.00
(b) (6)
to The City of Seattle, a municipal corp
fp cy & go to sp all int in the fdre:
The S 30 ft of the E $\frac{1}{2}$ of E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of sec 36 twp 24 NR 3 EWM
for at purposes.
together with the right to slope, for cuts, & fills, on the remainder
of sd prop in the reasonable orig grading of West Roxbury St to be
established, over & across, sd 30 ft strip.
sit in kow.
(b) (6)
kow Feb 6 47 by up for wa res at
S (ns May 25 50) Ml to sm as 998.

D Apr 9 47 3675003
No 3 33 \$10.00
First National Bank of Renton
(b) (6) husb & wf
fp cy & go to sp all int in the fdre sit in kow:
Lts 9 & 10 blk 4 Southern Pacific Land Company's Huntington Park
Add to Des Moines Subj to all current & del taxes & assessments
of any kind or nature whatsoever.
IWW fp has caused this inst to be ex by its prop off & its corp sl
affxd.

First National Bank of Renton
(corp sl) by E.L. Blaine Jr., vice-pres.
by E.K. Arnold, cashier.
kow Nov 3 33 by -- & --- vice-pres & cashier (corp fm) of Mildred
A. Carr ng for wa res at Renton (ns Nov 17 36) Fld by STco

D Apr 9 47 3675004
Jun 19 36 \$10.00
People's Bank & Trust Company, a Wash corp
to (b) (6) husb & wf
fp cy & go to sp all int in the fdre sit in kow:
Lts 9 to 13 incl in blk 3 Southern Pacific Land Company's Huntington
Park Addn to Des Moines.
---cont---wa---

BAH Parcel 145: 1824049073

The conveyance documents for BAH Parcel 145 are identical to BAH Parcel 144.
Please refer to the conveyance documents in the BAH Parcel 144 folder.